



DOOR COUNTY

ROLL CALL Board Members	Aye	Nay	Exc.
ANDERSON			
AUSTAD			
BRANN			
DeBAKER			
DeWITT			
FISHER			
FONTAINE			
GUNNLAUGSSON			
HAINES			
LIEBE			
LIENAU			
MEYER			
MOELLER			
MULLIKEN			
NEINAS			
OLSON			
RUNQUIST			
SCHULTZ			
VIRLEE			
WIEGAND			
ZIPPERER			

BOARD ACTION

Vote Required: Majority Vote of a Quorum

Motion to Approve

Adopted



1st Wiegand

Defeated



2nd Meyer

No: _____ Yes: _____ Exc: _____

Reviewed by:

[Signature], Corp. Counsel

Reviewed by:

_____, Administrator

FISCAL IMPACT: This resolution allows the Ridges Sanctuary Inc. to construct an elevated walkway over county owned property as outlined within the agreement. No fiscal implication. sms

Certification:

I, Jill Lau, Clerk of Door County, hereby certify that the above is a true and correct copy of a resolution that was adopted on the 27th day of March, 2012 by the Door County Board of Supervisors.

Jill Lau
County Clerk, Door County

Resolution No. 2012-22

THE RIDGES SANCTUARY, INC. – ELEVATED WALKWAY(S) AND RANGE LIGHT(S)

TO THE DOOR COUNTY BOARD OF SUPERVISORS:

WHEREAS, Door County acquired P.I.N. 0020317302843A (hereafter referred to as the "subject property") by Deed from the United States of America on 21 – May - 1937; and

WHEREAS, Door County conveyed certain rights, to use and occupy the subject property, to The Ridges Sanctuary, Inc. This was accomplished through a long-term (99 years) Lease dated February 7, 1990 (Resolution 61-89) and amended on June 28, 1994 (Resolution No. 38-94); and

WHEREAS, The terms and conditions of the Lease require, among other things, that The Ridges Sanctuary, Inc. obtain Door County's prior approval before making any improvements to the land or existing structures; and

WHEREAS, The Ridges Sanctuary, Inc. has proposed construction of an elevated walkway and repair and restoration of the lower Range Light. Details are set forth in the March 14, 2012, letter agreement, which is incorporated herein by reference as if fully set forth.

NOW, THEREFORE BE IT RESOLVED, That Door County Board of Supervisors hereby approves:

The Ridges Sanctuary, Inc.'s construction of an elevated walkway on the subject property; and

The Ridges Sanctuary, Inc.'s restoration and repair of the Lower Range Light situated on the subject property.

The foregoing approval is subject to the terms and conditions set forth in the March 14, 2012, letter agreement.

BE IT FURTHER RESOLVED, That the Door County Parks Department is charged with the authority and responsibility to ensure compliance with the aforementioned terms and conditions.

SUBMITTED BY: BUILDING & GROUNDS COMMITTEE

Leroy Liebe
Leroy Liebe, Chair
Daniel Austad
Daniel Austad
Charles Brann
Charles Brann
Dale Wiegand
Dale Wiegand

Neal DeBaker
Neal DeBaker, Chair
Ben Meyer
Ben Meyer
Hugh Mulliken
Hugh Mulliken
Richard Virlee
Richard Virlee



**County of Door
CORPORATION COUNSEL**

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Corporation Counsel
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March 14, 2012

Steve Leonard, Executive Director
The Ridges Sanctuary, Inc.
PO Box 152
Baileys Harbor, WI 54202

Re: Elevated Walkway(s) / Range Light(s)
Our Reference No. 2012-085

Dear Mr. Leonard:

Door County's Buildings and Grounds Committee considered the Ridges Sanctuary, Inc.'s requests on Wednesday, March 14, 2012. Each request was provisionally approved.

Elevated Walkway(s)

The Ridges Sanctuary, Inc. proposes construction of an elevated walkway. This elevated walkway will, in part, be situated on property owned by Door County. Exhibit A (attached hereto and incorporated herein by reference as if fully set forth) depicts the proposed elevated walkway's route.

Door County has no objection to the proposed elevated walkway being located on County-owned property, subject to the following terms and conditions:

1. The Ridges Sanctuary, Inc. is solely responsible for obtaining all necessary regulatory reviews and approvals for the elevated walkway. This includes local zoning and state and/or federal reviews and approvals.
2. The Ridges Sanctuary, Inc. is solely responsible for design, construction, operation, maintenance, repair, replacement, and decommissioning of the elevated walkway, and post-decommissioning restoration.
3. The Ridges Sanctuary, Inc. shall defend, hold harmless, and indemnify Door County from any and all claims, demands, losses, causes of action, lawsuits and judgments (including attorneys' fees and costs) arising out of or relating to the proposed elevated boardwalk.

Ongoing compliance with the foregoing terms and conditions is required.

March 14, 2012
Steve Leonard, Executive Director
The Ridges Sanctuary, Inc.
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Repair and Restoration of Lower Range Light

The Ridges Sanctuary, Inc. put forth a plan to repair and restore the Lower Range Light. These repairs and restoration are set forth in Exhibit B (attached hereto and incorporated herein by reference as if fully set forth).

Door County has no objection to the Ridges Sanctuary, Inc. undertaking repairs and restoration of the Lower Range Light, subject to the following terms and conditions:

1. The Ridges Sanctuary, Inc. is solely responsible for obtaining all necessary regulatory reviews and approvals for the repairs and restoration of the Lower Range Light. This includes local zoning and state and/or federal reviews and approvals.
2. The Ridges Sanctuary, Inc. is solely responsible for carrying out the repair and restoration of the Lower Range Light in a good and workman-like manner.
3. The Ridges Sanctuary, Inc. shall defend, hold harmless, and indemnify Door County from any and all claims, demands, losses, causes of action, lawsuits and judgments (including attorneys' fees and costs) arising out of or relating to the repair and restoration of the Lower Range Light.

Ongoing compliance with the foregoing terms and conditions is required.

The Door County Board will take this matter up on Tuesday, March 27, 2012 (meeting begins at 9:00 a.m., County Government Center, County Board Meeting Room, 421 Nebraska Street, Sturgeon Bay, Wisconsin). Approval will not be final until (and unless) an authorizing resolution is adopted by the County Board.

Please note your assent by dating and signing below. The original should be returned to this office.

Do not hesitate to contact me if you should have any questions, concerns or comments.

Respectfully,

OFFICE OF CORPORATION COUNSEL



Grant P. Thomas, Corporation Counsel

GPT/mal
Enclosures

Accepted and agreed this ____ day of March, 2012.

Steve Leonard, Executive Director, The Ridges Sanctuary, Inc.

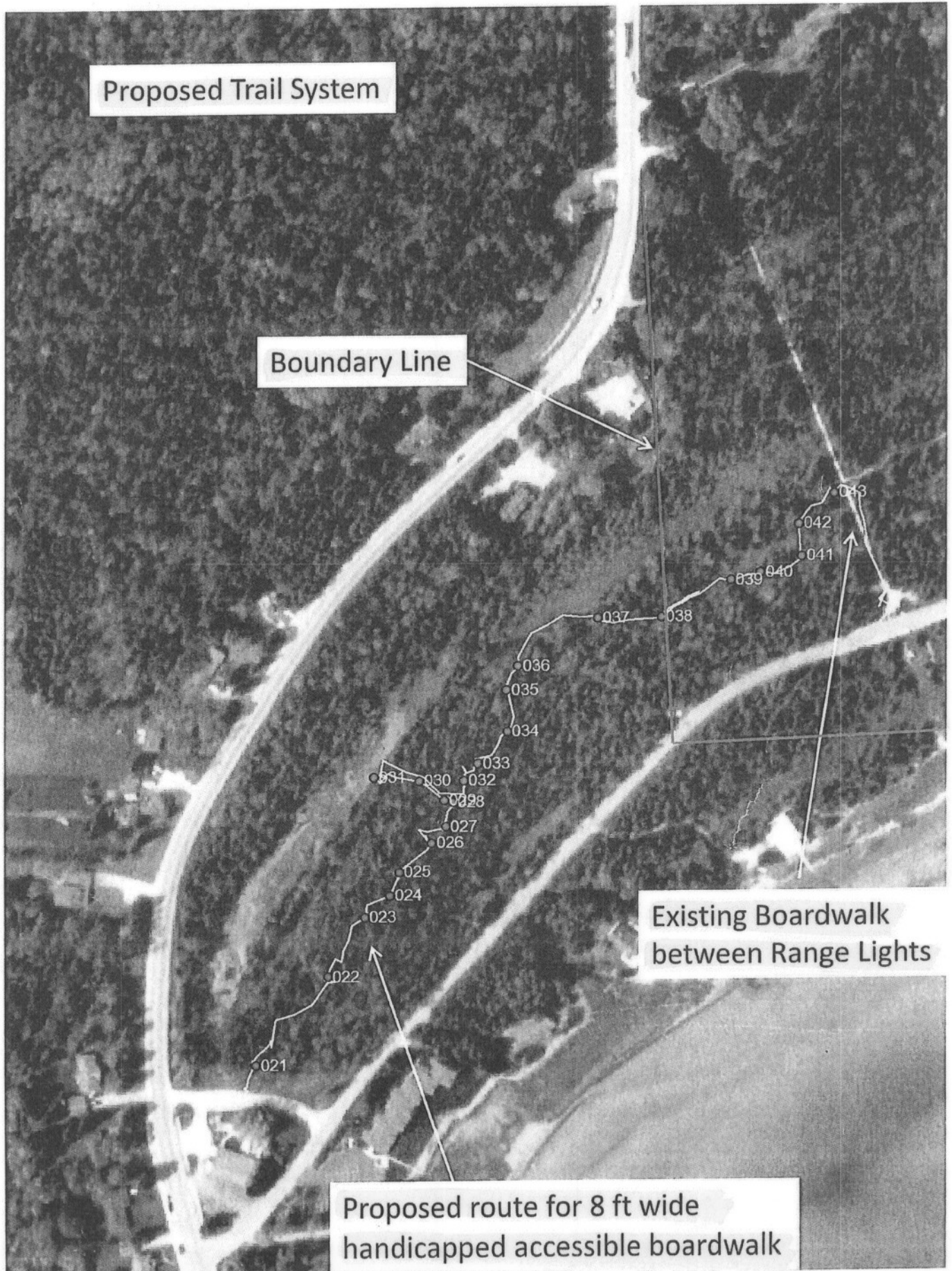


EXHIBIT A

PLAN FOR REPAIR AND RESTORATION OF LOWER RANGE LIGHT

In accordance with recommendations made in the historic structures report generated by Restoric, LLC, replacement or repair of most of the components of the range light need to be done. The initial one is rebuilding the rubble stone foundation. A major contributing factor to the foundation's deterioration is moisture that has penetrated it. A primary source for that moisture is snow that is plowed up against it because of it's proximity to Ridges Road.

To give this restoration the longest possible life, we feel that we need to move the light away from the road. Since the foundation needs to be rebuilt which requires the light to be raised, we propose to move the building 15 feet closer to the upper range light while maintaining it's orientation to the upper light.

The Wisconsin Historical Society and the National Parks Service, which administers the National Trust, have approved this move.

The project is scheduled to be completed by September of 2012.

EXHIBIT B